6W 2820

mail: 3rd Ntl Bk
4th & Church St

WARRANTY DEED

BOOK 3844 PAGE 284

WHEREAS, S. O. Realty Corporation, a Tennessee Corporation, took title to the hereinbelow described parcels of real estate by deeds of record as follows:

Tracts Nos. 1, 2, 3, and 4 from Tot Realty Company, Inc., by deed of record in Book 1912, Page 474, Register's Office for Davidson County, Tennessee, and

Tract No. 5 from Valere Potter by deed of record in Book 1912, Page 471, Register's Office for Davidson County, Tennessee.

WHEREAS, Sutton O. Johnson owned all of the capital stock of the S. O. Realty Corporation at the date of his death on June 30, 1960, and said stock passed into the hands of Third National Bank as Executor and Testamentary Trustee, and

WHEREAS, the Charter of Incorporation of the said S. O. Realty Corporation was duly and regularly surrendered on the 22nd day of August, 1961.

NOW, THEREFORE, in order to perfect title in Third National Bank, Executor and Testamentary Trustee under the will of Sutton O. Johnson, Deceased, and in conformity with the provisions of Tennessee Code Annotated, Section 48-516, in consideration of the premises and in further consideration of Ten ($10.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, the undersigned Board of Directors as Trustees of S. O. Realty Corporation, S. C. Hieronymus, Geo. H. Cate, and John O. Ellis; and S. C. Hieronymus, President, and John O. Ellis, Secretary of said corporation, and as Trustees, have bargained and sold, and by these presents do transfer and convey unto the Third National

Bank, Executor and Testamentary Trustee under the will of Sutton O. Johnson, Deceased, its successors and assigns, five tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACTS 1, 2, 3, and 4:

Tract No. 1: Being part of Lot No. 8 on the Map of Barrow Grove, of record in Book "S", page 279, Register's Office for said County, and described as follows:

Beginning on the east side of 6th Avenue South 198 feet 3 inches southeast of a 20-foot alley, being R. R. Ruth's corner; thence southeasterly along said 6th Avenue South 20 feet to a stake at what was formerly Mrs. Jones' corner; thence at right angles along Jones' line, 210 feet to a 16-foot alley; thence with said alley 20 feet to ruth's line; thence with Ruth's line 210 feet to the beginning.

Tract No. 2: Being the South 11 feet of Lot No. 7 and the North 18 1/4 feet of Lot No. 8 on the map of Barrow's Grove addition to South Nashville, of record in Book "S", page 278, Register's Office for said County.

Said parts of said lots Nos. 7 and 8 front 29 1/4 feet on the easterly side of 6th Avenue South and run back between parallel lines 205 1/2 feet more or less on the north line and 206 1/4 feet more or less on the south line, to an alley, on which they measure 29 1/4 feet more or less.

Tract No. 3: Being the southerly 20 feet of Lot No. 6 and the northerly 19 feet of Lot No. 7 on the Plan of Barrow's Grove, as of record in Book "S", page 279, Register's Office for said County.

Said part of said lots front together 39 feet on the easterly side of 6th Avenue, South, formerly High Street, and run back between parallel lines 210 feet to an alley.

Tract No. 4: Being the South 30 feet of the North 49 feet of Lot No. 7 on the Map of Barrow Grove, of record in Book "S", page 279, Register's Office for said County.

Said part of said lot fronts 50 feet on the east side of Sixth Avenue, South, and runs back between parallel lines 205.5 feet to an alley.

Being the same property conveyed to S. O. Realty Corporation by deed from Tot Realty Company, Inc., of record in Book 1912, Page 474, said Register's Office.

TRACT NO. 5:

Being Lots Nos. 5, 6, 7 and 8 on the Map of John Campbell's Plan of lots, as of record in Book 21, page 26, Register's Office for said County.

Said Lots 5, 6, 7 and 8 adjoin and front together 173.6 feet on the easterly side of Sixth Avenue, South, formerly High Street, and run back between parallel lines, Lot No. 8 running back along the northerly margin of Peabody Street, 200 feet, more or less, to an alley.

Being the same property conveyed to S. O. Realty Corporation by deed of Valere Potter of record in Book 1912, Page 471, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Third National Bank, Executor and Testamentary Trustee under the will of Sutton O. Johnson, Deceased, its successors and assigns, forever.

And we do covenant with the said Third National Bank as such Executor and Testamentary Trustee, that the S. O. Realty Corporation is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And we, as former Directors and Officers of the said S. O. Realty Corporation and now as Trustees, do further covenant and bind ourselves, our successors and assigns to warrant and forever defend the title to the said land to the said Third National Bank, Executor and Testamentary Trustee under the will of Sutton O. Johnson, Deceased, its successors and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 17 day of DECEMBER, 1964.

J. G. Hieronymus

Geo. K. Cate

John C. Ellis

Directors and Trustees

S. O. REALTY CORPORATION

By S. C. Hieronymus
President and Trustee

Attest:
John O. Ellis
Secretary and Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh C. Eldredge, Jr., a Notary Public in and for said County and State, the within named S. C. Hieronymus, Geo. H. Cate, and John O. Ellis, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, as Directors and Trustees of S. O. Realty Corporation.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 1964.

HUGH C. ELDREDGE JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Hugh C. Eldredge, Jr.
Notary Public

My Commission Expires: May 7, 1968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Hugh C. Eldredge, Jr., a Notary Public within and for the State and County aforesaid, personally appeared S. C. Hieronymus and JohnO. Ellis, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to have been the President and Secretary respectively of the S. O. Realty Corporation, the within named bargainor, a corporation, and that they as such President and Secretary, and as Trustees, being authorized so to do, executed the foregoing instrument for the

purposes therein contained by signing the name of the corporation by the said S. C. Hieronymus as such President and Trustee, and attesting the same by the said John O. Ellis as such Secretary and Trustee.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 17th day of December, 1964.

Hugh G. Eldredge, Jr.
Notary Public

My Commission Expires: May 7, 1968

HUGH G. ELDREDGE, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE TAX $ 67.20
PROBATE .50
TOTAL $ 67.70

DEC 21 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID DEC 21 1964 mk

S. O. Realty Corporation

To

Third Natl. Bank

Executor &c

Deed

62665

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 21 1 39 PM '64

NOTE BOOK 110 PAGE 60

RECORDING FEE 3.25

DEP. REG. 2

Amount $44,800.00